



Hamilton Planning Board – AMENDED Agenda

Thursday 7:00 PM – April 20, 2023

Memorial Room – Town Hall - 577 Bay Road, Hamilton, MA 01982

**THIS MEETING WILL BE HELD IN PERSON FOR ALL MEMBERS AND STAFF,
REMOTELY FOR ALL OTHER INTERESTED PARTIES.**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85431770003>

Or One tap mobile: 929 205 6099

Webinar ID: 854 3177 0003

AGENDA

1. **ABBREVIATED SITE PLAN REVIEW.** The Hamilton Planning Board will hold a Site Plan Review on Thursday, April 20, 2023, 7:00 pm, at in the Memorial Room at Town Hall, 577 Bay Road, Hamilton, and via Zoom, in accordance with MGL Chapter 40A, Section 10, and the Hamilton Zoning By-law relative to: A Site Plan Review Application, for a change of use in order to convert existing first floor space which was once a bank to being a real estate brokerage offices and to add a sign, at the Shopping Center at 15 Walnut Street, Map 61, Lot 51. The applicant is SSG Commercial LLC, 204 N Howard Ave, Tampa, FL 3360. The property is within the B (Business) Zoning District.
2. **ABBREVIATED SITE PLAN REVIEW.** The Hamilton Planning Board will hold a Site Plan Review on Thursday, April 20, 2023, 7:00 pm, at in the Memorial Room at Town Hall, 577 Bay Road, Hamilton, and via Zoom, in accordance with MGL Chapter 40A, Section 10, and the Hamilton Zoning By-law relative to: A Site Plan Review Application, to allow an attached roof to be constructed over an existing entrance to a medical offices building at 19 Railroad Avenue, Map 61, Lot 3-43. The applicant is David A. Cutter, PO Box 1136, Gloucester MA 01930. The property is within the B (Business) Zoning District.
3. **DISCUSSION OF TOWN PURSUIT OF STRATEGIC PLAN FOR GORDON-CONWELL THEOLOGICAL SEMINARY.** The Board will discuss planning efforts and information relevant to the pursuit of a possible rezoning of the seminary campus and also of a possible companion development agreement.
4. **BOARD BUSINESS.** Board to interview Associate member candidate; Board reorganization / officer votes; Board to select/appoint member to represent Planning Board upon the Community Preservation Committee; approve minutes from Aug 30, 2022, Sep 20, 2022 and Oct 11, 2022; Staff and Working Group reports; Etc.
5. **VOTE TO ENTER EXECUTIVE SESSION; EXECUTIVE SESSION.** Pursuant to G.L. c.30A, section 21(a)(3): To discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the Planning Board and the Chair so declares – Chebacco Hill Capital Partners, LLC v. Planning Board, Massachusetts Land Court C.A. No. 22 MISC 000591 (HPS), and Chebacco Hill Capital Partners, LLC v. Planning Board, Essex Superior Court C.A. No. 2277CV01137.

NOTE: Items may be heard out of the listed order. The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.